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PLAT Q-155
PAGE
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
SEPT 12 2001
2001R00031503

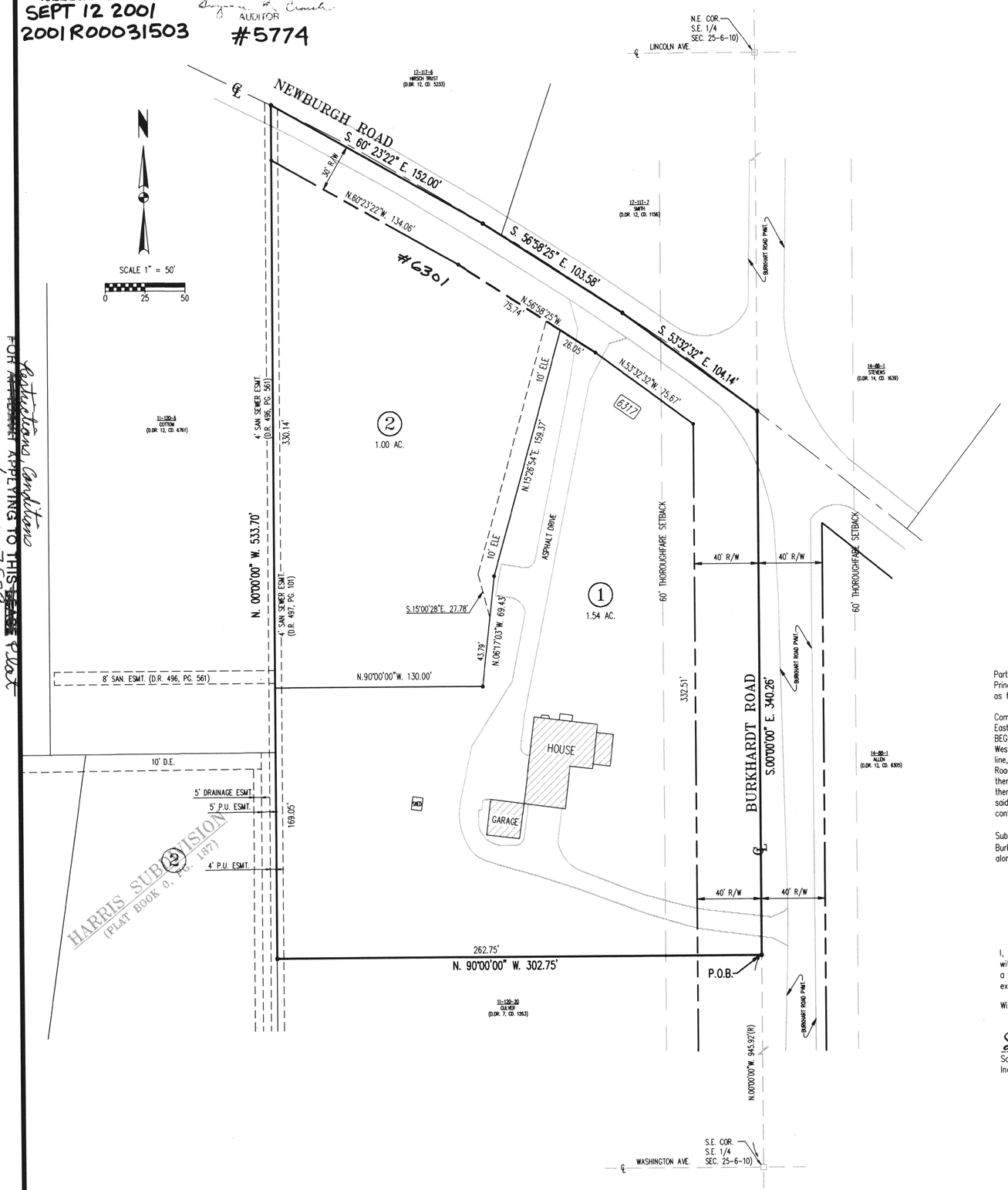
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

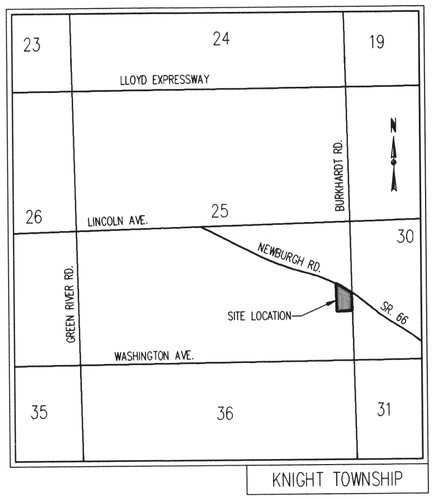
SEP 12 2001

AUDITOR
#5774

POPLAR HILL

MINOR SUBDIVISION





LOCATION MAP
SCALE: 1" 2000'

Q-155

GENERAL NOTES

1. Zoning: The subject property and all abutting property is zoned R-1 All lots conform to Table A of Vanderburgh Co. Zoning Code
2. Utilities: Sanitary sewer, water, gas, electric, telephone, and cable are available to the site.
3. Flood Plain Data: NO portion of this property lies within the 100 year flood zone (Zone A), as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180257 0008 B, dated October 15, 1981.
4. Temporary Erosion Control:
   -Prior to Construction
   Prior to soil disturbance, responsible parties shall evaluate the site and identify the necessary work areas, as well as the areas to be preserved. Work areas should be minimized, while the preserved areas should be marked. Perimeter controls, such as silt fences and vegetative strips, shall be installed or established prior to soil disturbance in locations where runoff could leave the work areas. Access to the work areas should be limited to a single gravel entrance/exit pad. All erosion and sediment control practices shall be maintained until construction is completed and the site is stabilized.

   - During construction
   Slopes of 0%- 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
   Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8' iron rod with a plastic cap labeled "LS 20100014".
6. Contours: Contours were taken from Vanderburgh County Topograpic Map sheet #234 dated March 27, 1990.
7. Lot 2 Access: Access for lot #2 shall be located no closer than 40 feet from either the east or the west boundary of the lot.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as Poplar Hill Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "ELE" (Electric Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of electric facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structures other than such utility facilities shall be erected within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Marc D. Fine, Member and Manager

Owner
Fine Ventures LLC
Marc D. Fine, Member
830 Windsor Woods Drive
Evansville IN 47715

JERRY WILDMAN NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 11th day of SEPT., 2001

My Commission Expires:
1-12-08

Notary Public
JERRY WILDMAN
(typed or printed name)

Notary Resides In
GIBSON
County, Indiana

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 25, Township 6 South, Range 10 West of the Second Principal Meridian, lying in Knight township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 25; thence along the East line thereof, North 00 degrees 00 minutes 00seconds West 945.92 feet to the POINT OF BEGINNING; thence at a right angle to said East line, North 90 degrees 00 minutes 00 seconds West 302.75 feet to the West line of real estate owned by Grantor; thence parallel with said East line, North 00 degrees 00 minutes 00 seconds West 533.70 feet to the centerline of Newburgh Road; thence along said centerline, South 60 degrees 23 minutes 22 seconds East 152.00 feet; thence continue along said centerline, South 56 degrees 58 minutes 25 seconds East 103.58 feet; thence South 53 degrees 32 minutes 32 seconds East 104.14 feet to said East line; thence along said East line South 00 degrees 00 minutes 00 seconds East 340.26 feet to the Point of Beginning, containing 3.077 acres, more or less.

Subject to the use of Forty (40) feet off the East side of said above-described real estate for Burkhardt Road and subject also to the legal right-of-way of Newburgh Road (State Road No. 66) along the Northerly boundary of said land.

SURVEYORS CERTIFICATE

I, Scott L Hubert, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on Aug 13, 2001 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 10th day of September 2001

Scott L. Hubert
Scott L. Hubert, L.S.
Indiana Registration No. 20100014

SCOTT L. HUBERT REGISTERED LS 20100014 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on Aug. 14, 2001. (SUB REVIEW).

President Mark Fortin Barbara L. Cummings Executive Director

PLAT RELEASE DATE Sept. 12, 2001 Barbara L. Cummings Executive Director

APC# 25-MS-2001 Q-155 FILENAME: NEWMINORSUB.DWG, PROJECT: 1-01-73, DATE: 9-10-01

Restrictions applying to this plat
FOR ARTICLE APPLYING
SEE MISC DRAWER 12 CARD 2679
#2001R00033266 DATE 9-20-01
ATTEST: BETTY KNIGHT-SMITH, RECORDER
BY Betty Knight-Smith DRVC